

ALTA/ACSM LAND TITLE SURVEY
LOTS 1, 2 & 3, B-4 CORNERS NO. 10,
SARPY COUNTY, NEBRASKA

LEGAL DESCRIPTION:

LOTS 1, 2 AND 3, B-4 CORNERS NO. 10, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

SIGNATURE OF LAND SURVEYOR

DATE 12-28-10 REG. NO. 365

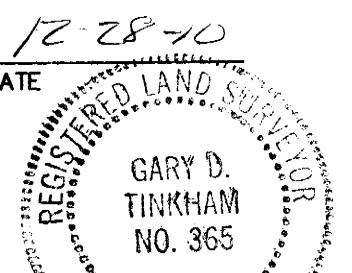


ALTA/ACSM CERTIFICATION

TO: B-4 CORNERS L.L.C. AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 16, & 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEBRASKA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

GARY TINKHAM R.L.S. #365 DATE 12-28-10



ADDITIONAL EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUED BY AND THROUGH OMAHA NATIONAL TITLE & ESCROW COMPANY
TITLE COMMITMENT NO. ON-013774
EFFECTIVE DATE: DECEMBER 13, 2010

9. THIS LAND LIES WITHIN THE BOUNDARIES OF SANITARY AND IMPROVEMENT DISTRICT NO. 48.

10. EASEMENTS AS SHOWN ON PLAT AND AS SET FORTH IN THE DEDICATION OF THE FINAL PLAT OF B-4 CORNERS NO. 2, FILED OCTOBER 10, 1978, AT BOOK 7, PAGE 60, OF THE PLAT RECORDS OF SARPY COUNTY, NEBRASKA.
--- EASEMENTS SHOWN IN DRAWING

11. EASEMENTS AS SHOWN ON PLAT AND AS SET FORTH IN THE DEDICATION OF THE FINAL PLAT OF B-4 CORNERS NO. 4, FILED JANUARY 8, 1980, AT BOOK 7, PAGE 111, OF THE PLAT RECORDS OF SARPY COUNTY, NEBRASKA.
--- EASEMENTS SHOWN IN DRAWING

12. RIGHT-OF-WAY EASEMENT, AND THE TERMS AND PROVISIONS THEREOF, DATED DECEMBER 10, 1979, FILED JANUARY 8, 1980, AT BOOK 53, PAGE 21, OF THE MISCELLANEOUS RECORDS OF SARPY COUNTY, NEBRASKA.
--- APPROXIMATE LOCATION OF EASEMENT SHOWN IN DRAWING. APPEARS TO ENCRATCH INTO BUILDING BY 2.0 FEET ±.

13. GRANT, AND THE TERMS AND PROVISIONS THEREOF, DATED MARCH 7, 1987, FILED MARCH 10, 1987, AT BOOK 60, PAGE 724, OF THE MISCELLANEOUS RECORDS OF SARPY COUNTY, NEBRASKA.
--- EASEMENT SHOWN IN DRAWING

14. EASEMENTS AS SHOWN ON PLAT AND AS SET FORTH IN THE DEDICATION OF THE FINAL PLAT OF B-4 CORNERS NO. 10, FILED JULY 22, 1996, AT INSTRUMENT NO. 96-14446, OF THE RECORDS OF SARPY COUNTY, NEBRASKA.
--- EASEMENTS SHOWN IN DRAWING

15. EASEMENT FOR SANITARY SEWERS, AND THE TERMS AND PROVISIONS THEREOF, DATED FEBRUARY 20, 1997, FILED MARCH 7, 1997, AT INSTRUMENT NO. 97-04305, OF THE RECORDS OF SARPY COUNTY, NEBRASKA.
--- EASEMENT SHOWN IN DRAWING

16. EASEMENT FOR SANITARY SEWERS, AND THE TERMS AND PROVISIONS THEREOF, DATED MARCH 4, 1997, FILED MARCH 7, 1997, AT INSTRUMENT NO. 97-04306, OF THE RECORDS OF SARPY COUNTY, NEBRASKA.
--- EASEMENT SHOWN IN DRAWING

LEGEND

PROPERTY CORNER FOUND

PROPERTY CORNER SET

PROPERTY LINE

PINCHED TOP PIPE

OPEN TOP PIPE

MANHOLE

GRATE INLET

LIGHTPOLE

POWERPOLE

FENCELINE

UTILITY RISER

WATER/GAS VALVE

FIRE HYDRANT

OVERHEAD ELECTRIC LINE

PTP

OTP

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GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

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SURVEY RECORD REPOSITORY
RECEIVED

MAR 15 2011

2:50

County: SARPY

1010-289

CALL BEFORE YOU DIG
DIGGERS
HOT LINE OF
NEBRASKA



THE UTILITY INFORMATION HEREON WAS LOCATED FROM EXISTING DRAWINGS FURNISHED BY THE UTILITY COMPANIES AND FROM VISIBLE FEATURES. THE UNDER GROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. THE SURVEYOR MAKES NO WARRANTY THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER ABANDONED OR IN SERVICE NOR DOES HE WARRANT THE LOCATION OF SAID UTILITIES. THE SURVEYOR DOES STATE THAT THE PHYSICAL EVIDENCE OF UTILITIES LOCATED ARE ACCURATELY SHOWN AND THAT THE INFORMATION PROVIDED BY THE UTILITY COMPANIES IS PLACED HEREON AS ACCURATELY AS POSSIBLE.

NOTES:

- UTILITIES SHOWN ARE THOSE VISIBLE ON SITE. NO UTILITIES WERE LOCATED OR MAPPED BY THE UTILITY COMPANIES.
- ZONING REQUIREMENTS ARE FROM THE SARPY COUNTY WEBSITE. ASSUMED WEST LOT LINES TO BE REAR YARD FOR SETBACKS AND EASEMENTS.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION WITHIN RECENT MONTHS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY (AGENT: OMAHA NATIONAL TITLE & ESCROW COMPANY), TITLE NO. ON-013774, EFFECTIVE DATE OF DECEMBER 13, 2010.

FLOOD ZONE DESIGNATION:

PROPERTY LIES IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 31153C0042H, WITH A REVISED DATE OF MAY 3, 2010.

ZONING:

IL - LIGHT INDUSTRIAL DISTRICT
PER SARPY COUNTY ZONING

LOT AREA ----- 10,000 SQ. FT. MINIMUM
FRONT YARD SETBACK ----- 25 FT. MINIMUM
SIDE YARD SETBACK ----- 10 FT. MINIMUM
REAR YARD SETBACK ----- 25 FT. MINIMUM
MAX HEIGHT ----- 45 FT. MAXIMUM

ALTA/ACSM LAND TITLE SURVEY
LOTS 1, 2 & 3, B-4 CORNERS NO. 10,
SARPY COUNTY, NEBRASKA

BOOK 10-13

PAGE 34-43

PROJECT NO. 100162

DATE DECEMBER 27, 2010

Tinkham Land Surveying, Inc.
9910 NORTH 48TH STREET, SUITE 208
OMAHA, NE 68152-1548
TELEPHONE (402) 451-2088